

# PROMINENT SHOP TO LET



## 18-20 OLD MARKET, HALIFAX, HX1 1TN

### LOCATION

Halifax with a population of approximately 83,500 persons is a West Yorkshire town located 15 miles (24km) southwest of Leeds City Centre, 7 miles (11km) southwest of Bradford and 7 miles (11 km) northeast of Huddersfield.

### SITUATION

The subject property is well situated on Old Market, a main thoroughfare connecting the Woolshop Shopping Centre and nearby college to the town's main retail area. Nearby occupiers are a mix of national retailers and independents, including McDonalds, Subway, Go Outdoors, Clarks and Yorkshire Building Society.

### DESCRIPTION

The property comprises a mid-terraced shop providing open plan ground floor retail space, staff toilets, customer/disabled toilets and rear ancillary.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	7.71 m	25'29"
Shop Depth	19.28 m	63'25"
Ground Floor Sales	97.22 sq.m.	1,047 sq.ft.
ITZA		445 units

### LEASE TERMS

The shop is available by way of a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.

### RENTAL

**£15,500 per annum exclusive.**

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### RATES

We understand the property is assessed as follows:-

Rateable Value £9,100

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property currently holds an EPC rating of C(52).

A copy of the EPC is available upon request.

### FURTHER INFORMATION/VIEWING

Via the joint agents:-

#### Brackenridge Hanson Tate

A: Jess Venters  
T: 0113 244 9020  
M: 07300 858 448  
E: jess@bht.uk.com

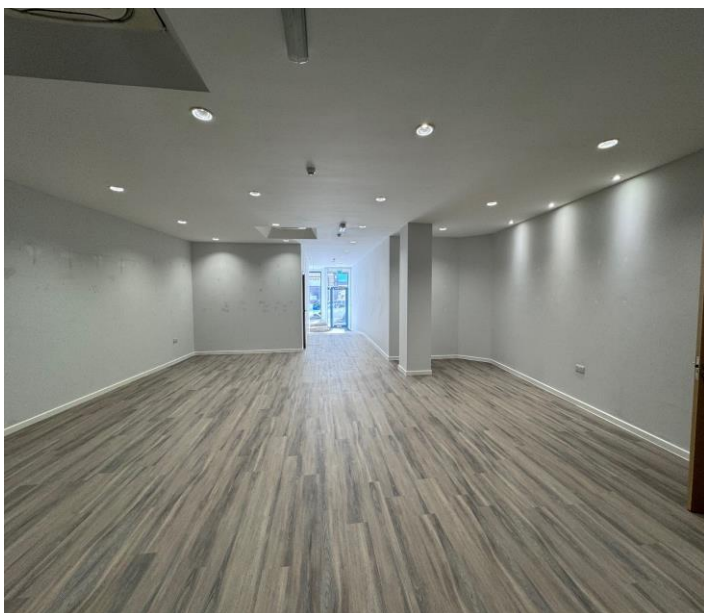
or

A: Tom Grimshaw  
T: 0113 244 9020  
M: 07827 965146  
E: tom@bht.uk.com

or

#### Lambert Smith Hampton

A: Richard Corby  
T: 0113 245 9393  
E: rcorby@lsh.co.uk



Subject to Contract  
May 2024

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.